

**KAUA'I PLANNING COMMISSION
SUBDIVISION COMMITTEE MEETING
June 9, 2015**

The regular meeting of the Planning Commission Subdivision Committee of the County of Kaua'i was called to order at 8:33 a.m., at the Līhu'e Civic Center, Mo'ikeha Building, in meeting room 2A-2B. The following Commissioners were present:

Mr. Sean Mahoney
Mr. Louis Abrams
Ms. Amy Mendonca

The following staff members were present: Planning Department – Kenneth Estes, Dale Cua, Leslie Takasaki, Duke Nakamatsu; Deputy County Attorney Jodi Higuchi-Sayegusa, Deputy County Attorney Ian Jung.

Discussion of the meeting, in effect, ensued:

CALL TO ORDER

Vice Chair Mahoney called the meeting to order at 8:33 a.m.

ROLL CALL

Vice Chair Mahoney: Roll call.

Staff Planner Kenneth Estes: Mr. Chair, you have three (3) members present.

Vice Chair Mahoney: Thank you.

APPROVAL OF THE AGENDA

Vice Chair Mahoney: Approval of the agenda.

Ms. Mendonca: So moved.

Mr. Abrams: Second.

Vice Chair Mahoney: Moved and seconded. Any discussion? Hearing none. All in favor? (Unanimous voice vote) Opposed? (None) Motion carries 3:0.

MINUTES of the meeting(s) of the Subdivision Committee

Meeting of May 12, 2015.

Vice Chair Mahoney: Minutes of the meeting of May 12, 2015 Subdivision Committee.

Mr. Abrams: Move to approve.

Ms. Mendonca: Second.

Vice Chair Mahoney: Any discussion? (None) Moved and seconded. All in favor? (Unanimous voice vote) Opposed? (None) Motion carries 3:0.

RECEIPT OF ITEMS FOR THE RECORD

Vice Chair Mahoney: Receipt of items for the record.

Mr. Estes: There are none.

HEARINGS AND PUBLIC COMMENT

Vice Chair Mahoney: Hearings and public comment. Any members of the public that would like to testify on any agenda item in the Subdivision Committee may do so now or afterward. Hearing none, we'll move on.

GENERAL BUSINESS MATTERS

Vice Chair Mahoney: General business matters.

Mr. Estes: There are none.

UNFINISHED BUSINESS

Vice Chair Mahoney: Unfinished business.

Mr. Estes: There are none.

NEW BUSINESS (For Action)

Tentative Subdivision Action

Subdivision Application No. S-2015-15, Waioli Surf Shack Holdings, LLC, Proposed 2-lot Consolidation, TMK: (4) 5-5-005:011 & 012, Waioli, Hanalei, Kaua'i

Vice Chair Mahoney: New business.

Mr. Estes: New business for action. Item I.1.a., Tentative Subdivision Action, Subdivision Application No. S-2015-15; Waioli Surf Shack Holdings, LLC; proposed 2-lot consolidation; TMK: 5-5-005 parcels 11 & 12; Waioli, Hanalei, Kaua'i.

The proposed development involves a 2-lot consolidation within the Open Zoning district. Since the proposal does not create additional lots, it is exempted from an Environmental Impact Assessment Fee and Park Dedication Fee. Mr. Chair, we have received all agency comments; therefore, the Planning Department is recommending tentative approval.

Vice Chair Mahoney: Okay. Is there any questions...is there a representative for the...? Would you please come to the mic? State your name for the record, please.

Brian Hennessy: Good Morning. Brian Hennessy for the applicant.

Vice Chair Mahoney: Is there any questions from any member of the Commission? So you understand all the conditions and...?

Mr. Hennessy: Yes, I do. I'd like to request a clarification on the future road right reserve. The road, Weke Road, at this end of the...is not a public right-of-way. It's...Weke Road kind of just terminates at this end here and is private property all along the stretch there.

Mr. Abrams: You do have actual frontage on the road at all? None?

Mr. Hennessy: No, the road isn't improved at all at that particular area.

Mr. Abrams: So it's a paper road?

Mr. Hennessy: It's just on paper, and it's also privately owned.

Mr. Estes: In review prior to final subdivision approval, we can address this or work this out with the applicant.

Mr. Abrams: Okay.

Mr. Hennessy: Yeah, I just wanted it to be noted that...

Mr. Abrams: Yeah.

Deputy County Attorney Ian Jung: Is there an easement proposed on the tentative map?

Mr. Hennessy: No, there's no easement.

Mr. Jung: Okay, but the second lot is not going to be landlocked right?

Mr. Hennessy: No.

Mr. Jung: Okay.

Mr. Hennessy: They already have existing access easements to the property.

Mr. Jung: Okay.

Vice Chair Mahoney: Any other concerns?

Mr. Abrams: Okay. Move to approve tentative subdivision approval S-2015-15.

Ms. Mendonca: Second.

Vice Chair Mahoney: It's been moved and seconded. Any discussion? (None) All in favor? (Unanimous voice vote) Opposed? (None) Motion carries 3:0.

Mr. Hennessy: Thank you.

Vice Chair Mahoney: Thank you. Okay.

Subdivision Application No. S-2015-16, *Guerber Family Trust & Kaua'i Brewers, LLC*,
Proposed 2-lot Consolidation, TMK: (4) 3-6-009:034 & 035, Līhu'e, (Puna), Kaua'i

Mr. Estes: Moving on. Item I.1.b., Subdivision Application No. S-2015-16; Guerber Family Trust & Kaua'i Brewers, LLC; Proposed 2-lot Consolidation; TMK: 3-6-009 parcels 34 & 35; Līhu'e, Kaua'i.

The proposed development involves a 2-lot consolidation within the General Commercial district. Mr. Chair, we have received agency comments from the Department of Water and the State Department of Health. The comments from the Department of Public Works are pending, and the State Historic Preservation Department is pending.

Vice Chair Mahoney: Is the representative available? Would you please state your name for the record?

Roger Caires: Roger Caires for the applicant.

Vice Chair Mahoney: Is there any questions for the applicant from members of the Commission? Hearing none. So you understand that there's still comments to come in? Do you have any comments or concerns?

Mr. Caires: Yes, I understand about the inbound comments and I have nothing.

Vice Chair Mahoney: Okay. Any further questions? Hearing none. Chair will entertain a motion.

Ms. Mendonca: So move to approve.

Vice Chair Mahoney: Tentative.

Ms. Mendonca: Tentative approval, yes.

Mr. Abrams: Second.

Vice Chair Mahoney: It's been moved and seconded. Any further discussion? Hearing none. All in favor? (Unanimous voice vote) Opposed? (None) Tentative approval granted 3:0.

Thank you.

Mr. Caires: Thank you.

Final Subdivision Action

Subdivision Application No. S-2013-04, Kukui'ula Development Co. (Hawai'i) LLC, Proposed 2-lot Subdivision, TMK: (4) 2-6-015:014, Kōloa (Makai) and Lāwa'i, Kōloa, Kona, Kaua'i

Mr. Estes: 2, Final Subdivision Action. Item 2.a., Subdivision Application No. S-2013-04; Kukui'ula Development Co. (Hawai'i) LLC; Proposed 2-lot Subdivision; TMK: 2-6-015 parcel 14; Kōloa (Makai) and Lāwa'i, Kōloa, Kona, Kaua'i.

To recap this subdivision, the proposed development subdivides Lot 14 of Kukui'ula Large Lot Subdivision III into two (2) lots, 14-A and 14-B, with a Designation of Easement D-1. Mr. Chair, we have received all agency comments with no objections to granting final subdivision approval; therefore, the Planning Department is recommending final approval.

Vice Chair Mahoney: Okay. Is the applicant present? Or representative for the applicant?

Lindsey Crawford: Good morning, Commissioners. Lindsey Crawford, Kukui'ula Development Company.

Vice Chair Mahoney: Thank you, Mr. Crawford. Is there any questions for the applicant by any member of the Commission?

Mr. Abrams: Yeah. Lindsey, I'm a little confused. I see this loop road, you know that was on this area where 14-A was pointed to, and that's part of the Botanical Gardens looping there, but yet when I look on this aerial map I see that closer to the harbor before you actually, you know start with the houses on the left. And so I'm not sure exactly where we are seeing that.

Mr. Crawford: Yes Commissioner, okay you see where it is, it's to the west of the (inaudible) Visitor Center.

Mr. Abrams: Okay.

Mr. Crawford: Yeah.

Vice Chair Mahoney: Any further questions? The applicant, you understand all the conditions in the Director's Report?

Mr. Crawford: Yes, I do.

Vice Chair Mahoney: Okay, any questions?

Mr. Crawford: No questions.

Vice Chair Mahoney: Okay. Chair will entertain a motion.

Mr. Abrams: Move to approve S-2013-04 for final subdivision approval.

Ms. Mendonca: Second.

Vice Chair Mahoney: Moved and seconded. Any further discussion on the matter? Hearing none. All in favor? (Unanimous voice vote) Opposed? (None) Motion carried 3:0.

Mr. Crawford: Thank you.

Vice Chair Mahoney: Thank you.

Subdivision Application No. S-2014-17, State of Hawai'i, Proposed 2-lot Subdivision, TMK: (4) 3-6-005:011, Kalapakī, Līhu'e (Puna), Kaua'i

Mr. Estes: Item 2.b., Subdivision Application No. S-2014-17; State of Hawai'i; Proposed 2-lot Subdivision; TMK: 3-6-005 parcel 11; Līhu'e, Kaua'i.

To recap this subdivision, the proposed development involves a 2-lot subdivision within the Residential District R-1 and Special Treatment-Public Facilities District. The purpose of the proposed development is to accommodate a parking lot on Lot B-2. Mr. Chair, we have received all agency comments with no objections to final approval; therefore, the Planning Department is recommending final approval.

Vice Chair Mahoney: Okay, thank you. Any members of the Commission have any questions for the Planner? Is the applicant...representative for the applicant? Would you state your name for the record please?

Dennis Esaki: Morning. Dennis Esaki representing the applicant. As Mr. Estes said, this is to accommodate parking for the Hardy Street Project; requests final approval.

Vice Chair Mahoney: Any questions for the applicant's representative? Hearing none. Chair will entertain a motion.

Mr. Abrams: Move to approve final subdivision 2014-17.

Ms. Mendonca: Second.

Vice Chair Money: It's been moved and seconded. Any discussion on the matter? Hearing none. All in favor? (Unanimous voice vote) Opposed? (None) Motion carried 3:0.

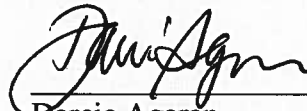
Thank you, Mr. Esaki.

Mr. Abrams: Thank you, Dennis.

ADJOURNMENT

Vice Chair Mahoney adjourned the meeting at 8:45 a.m.

Respectfully submitted by:



Darcie Agaran
Commission Support Clerk

() Approved as circulated (add date of meeting approval).

() Approved as amended. See minutes of _____ meeting.